

**HOUSING AUTHORITY  
OF SABINE PARISH  
MANY, LOUISIANA**

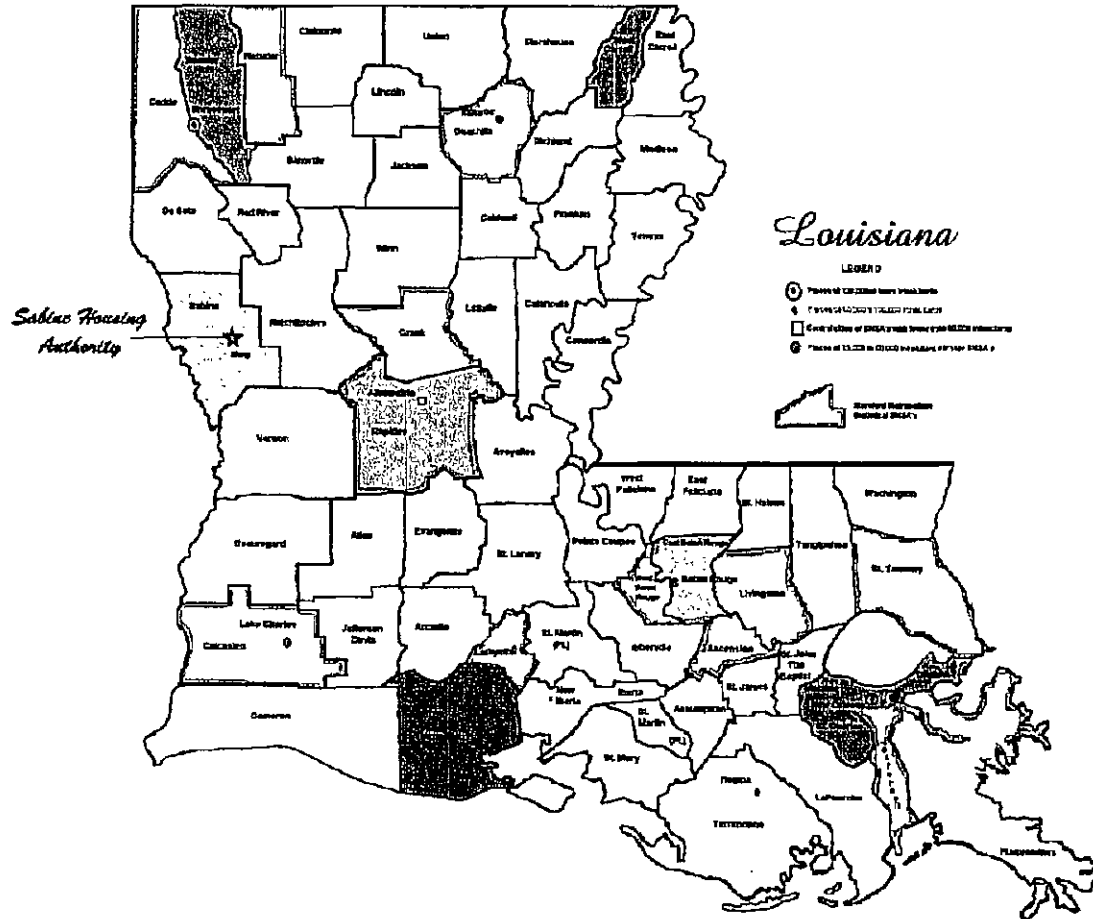
**Basic Financial Statements and  
Independent Auditor's Reports**

**December 31, 2008**

Under provisions of state law, this report is a public document. A copy of the report has been submitted to the entity and other appropriate public officials. The report is available for public inspection at the Baton Rouge office of the Legislative Auditor and, where appropriate, at the office of the parish clerk of court.

Release Date 10/21/09

# HOUSING AUTHORITY OF SABINE PARISH MANY, LOUISIANA



Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low income housing programs in the United States. Accordingly, HUD has contracted with the entity to administer certain HUD funds. The entity is a public corporation, legally separate, fiscally independent and governed by Board of Commissioners.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**Table of Contents  
December 31, 2008**

	<u><b>Page No.</b></u>
Independent Auditor's Report.....	1-2
Management's Discussion & Analysis.....	3-8
Basic Financial Statements:	
Statement of Net Assets.....	10
Statement of Revenues, Expenses and Changes in Net Assets.....	11
Statement Of Cash Flows.....	12
Statement Of Cash Flows Reconciliation.....	13
Notes To The Basic Financial Statements.....	14-21
Other Supplemental Schedules:	
Schedule of Compensation Paid to Board of Commissioners.....	23
Supplementary Information:	
Statement and Certification of Actual Modernization Cost.....	25
Report On Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance With <i>Government Auditing Standards</i> .....	26-27
Report On Compliance With Requirements Applicable To Each Major Program And Internal Control Over Compliance In Accordance With OMB Circular A-133.....	28-29
Schedule of Expenditures of Federal Awards.....	30
Other Reports:	
Schedule of Findings and Questioned Cost.....	32-33
Management Letter Comments.....	34
Management's Corrective Action For Current Year Audit Findings.....	35
Management's Summary of Prior Year Findings.....	36
Financial Data Schedule.....	37-39

John R. Vercher C.P.A.  
jrv@centurytel.net

Jonathan M. Vercher M.S., C.P.A.  
jonathanvercher@centurytel.net

**JOHN R. VERCHER PC**  
**Certified Public Accountants**

P.O. Box 1608  
Jena, Louisiana 71342  
Tel: (318) 992-6348  
Fax: (318) 992-4374

**INDEPENDENT AUDITOR'S REPORT**

Housing Authority of Sabine Parish  
Many, Louisiana

We have audited the accompanying basic financial statements of the Housing Authority of Sabine Parish as of and for the year ended December 31, 2008, as listed in the table of contents. These basic financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of Sabine Parish, as of December 31, 2008, and the respective changes in financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated May 7, 2009, on our consideration of the Housing Authority of Sabine Parish's internal control over financial reporting and on our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis is not a required part of the basic financial statements but is supplementary information required by Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

MEMBER  
— AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS —  
SOCIETY OF LOUISIANA CERTIFIED PUBLIC ACCOUNTANTS

Our audit was conducted for the purpose of forming opinions on the authority's basic financial statements taken as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non Profit Organizations*, and is not a required part of the basic financial statements. The accompanying Financial Data Schedule, required by HUD, supplementary schedules, statements and information are presented for purposes of additional analysis, and are also not a required part of the basic financial statements. The schedule of expenditures of federal awards, Financial Data Schedule, supplementary schedules, statements and information have been subjected to the auditing procedures applied in the audit of the basic financial statements, and in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

*John R. Vercher PC*

May 7, 2009  
Jena, Louisiana

**Housing Authority of Sabine Parish  
Many, Louisiana**

**REQUIRED SUPPLEMENTAL INFORMATION**

**MANAGEMENT DISCUSSION  
AND ANALYSIS (MD&A)**

**December 31, 2008**

**Housing Authority of Sabine Parish  
Many, Louisiana**

---

**Management's Discussion and Analysis (MD&A)  
December 31, 2008**

---

As management of the Housing Authority of Sabine Parish, we offer readers of the authority's financial statements this narrative overview and analysis of the financial activities of the authority for the fiscal year ended December 31, 2008. We encourage readers to consider the information presented here in conjunction with the authority's financial statements, which are attached.

**Financial Highlights**

- The assets of the authority exceeded its liabilities at the close of the most recent fiscal year by \$3,898,834 (net assets).
- As of the close of the current fiscal year, the authority's ending unrestricted net assets were \$690,118.
- The authority's cash and balance at December 31, 2008 was \$664,716.
- The authority had total revenue of \$1,808,925 of which \$1,446,998 was operating revenues and \$361,927 was nonoperating revenues.
- The authority had total expenses of \$1,650,307, of which \$1,572,143 was for operating expenses and \$78,164 was for nonoperating expenses.
- The authority's capital outlay for the year was \$349,687.

**Overview of the Financial Statements**

The discussion and analysis is intended to serve as an introduction to the authority's basic financial statements. The authority's basic financial statements consist of the Statement of Net Assets, Statement of Revenue, Expenses and Changes in Net Assets, Statement of Cash Flows, and the notes to the financial statements. This report also contains the schedule of expenditures of federal award as supplementary information in addition to the basic financial statements themselves.

The *Statement of Net Assets* presents information on all of the Housing Authority's assets and liabilities, with the difference between the two reported as net assets. Over time, increases and decreases in net assets may serve as a useful indicator of whether the financial position of the Housing Authority is improving or deteriorating, or otherwise changing in a significant manner.

The *Statement of Revenue, Expenses, and Changes in Net assets* presents information detailing how the Housing Authority's net assets changed during the fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some times that will only result in cash flows in the future fiscal periods (e.g., earned by not used vacation leave).

**Housing Authority of Sabine Parish  
Many, Louisiana**

---

**Management's Discussion and Analysis (MD&A)  
December 31, 2008**

---

The *Statement of Cash Flows* provides information about the Housing Authority's cash receipts and cash payments during the fiscal year. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, financing and investing activities.

The authority has only one fund type, namely a proprietary fund. The Statement of Net Assets includes all of the authority's assets and liabilities. This fund type is unused for activities which are financed and operated in a manner similar to those in the private sector.

**Housing Authority's Significant Programs**

The Housing Authority has three programs which are consolidated into a single enterprise fund. The Housing Authority's programs consist of the following:

***Low-Income Public Housing***

Under the Conventional Public Housing Program, the Housing Authority rents units it owns to low-income families. The Conventional Public Housing Program is operated under an Annual Contribution Contract with HUD, and HUD provides an Operating Subsidy to enable the Housing Authority to provide housing to low income individuals and families.

***Capital Fund Program***

The Conventional Public Housing Program also includes the Capital Fund Program, the primary funding source for the Housing Authority's physical and management improvements. The funding calculation is based on the size and age of the Housing Authority's units.

***Section 8 Housing Assistance – Housing Choice Voucher Program***

These Programs assist low-income families in affording decent, safe and sanitary housing by encouraging property owners to construct new, or rehabilitate existing substandard housing, and then lease the units with rental subsidies to low income individual and families.

**Reporting on the Housing Authority as a Whole**

One of the most important questions asked about the Authority's finances is, "Is the Housing Authority as a whole better off, worse off, as a result of the achievements of the fiscal year 2008?" The Statement of Net Assets and the Statement of Revenues, Expenses, and Changes in Net Assets report information about the Housing Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

**Housing Authority of Sabine Parish  
Many, Louisiana**

---

**Management's Discussion and Analysis (MD&A)  
December 31, 2008**

---

The table below lists the asset and liability comparisons for the year ended December 31, 2008.

<b>Statement of Net Assets</b>			
<b>Category</b>	<b>2007</b>	<b>2008</b>	<b>% Change</b>
Current Assets	\$ 784,715	\$ 881,868	12.3%
Capital Assets-Net of Depreciation	3,075,638	3,147,505	2.3%
<b>Total Assets</b>	<b>3,860,353</b>	<b>4,029,373</b>	<b>4.3%</b>
Current Liabilities	93,022	100,958	8.5%
Non-Current Liabilities	19,895	22,361	12.3%
<b>Total Liabilities</b>	<b>112,917</b>	<b>123,319</b>	<b>9.2%</b>
Invested in Capital Assets (Net)	3,075,638	3,147,505	2.3%
Restricted Net Assets	60,442	61,211	1.2%
Unrestricted Net Assets	611,356	697,338	14.0%
<b>Total Net Assets</b>	<b>3,747,436</b>	<b>3,906,054</b>	<b>4.2%</b>
<b>Total Liability/Net Assets</b>	<b>\$ 3,860,353</b>	<b>\$ 4,029,373</b>	<b>4.3%</b>

- Current assets increased by \$97,153 or 12.3% from last year. The primary reason for this increase is due to an increase in cash by \$86,477.
- Capital assets, net of accumulated depreciation decreased by \$71,867 or 2.3%. This change was caused by capital outlay in the amount of \$349,687 and depreciation expense in the amount of \$282,756.
- Current liabilities increased by \$7,936 or 8.5%. The primary reason for this change is because of a increase in payment in lieu of taxes in the amount of \$9,488.
- Non-current liabilities increased by \$2,466 or 12.3%. The primary reason for this change is because non-current accrued compensated absences increased by \$2,466.

**Housing Authority of Sabine Parish  
Many, Louisiana**

---

**Management's Discussion and Analysis (MD&A)  
December 31, 2008**

---

The table below lists the revenue and expense comparisons for the year ended December 31, 2008.

<b>Statement of Revenues, Expenses and Changes in Net Assets</b>			
<b>Category</b>	<b>2007</b>	<b>2008</b>	<b>% Change</b>
<b>Operating Revenue:</b>			
Tenant Revenue	\$ 282,599	\$ 334,452	18.3%
HUD PHA Operating	941,205	1,034,673	9.9%
Capital Grants	301,543	349,688	15.9%
Investment Income	16,699	12,239	26.7%
Other Income	139,997	77,873	44.3%
<b>Total Revenue</b>	<u>1,682,043</u>	<u>1,808,925</u>	7.5%
<b>Operating Expenses:</b>			
Administrative	338,800	363,472	7.2%
Tenant Services	2,409	3,705	53.7%
Utilities	15,243	16,300	6.9%
Maintenance	451,232	399,726	14.1%
General	156,145	182,421	16.8%
Extraordinary Maintenance	2,220	2,220	0%
Housing Assistance Payment	305,504	323,763	5.9%
Casualty Losses Not Capitalized	64,930	75,944	156.9%
Depreciation	327,891	282,756	13.7%
<b>Total Expense</b>	<u>1,664,374</u>	<u>1,650,307</u>	1.9%
Prior Period Adjustment	<u>5,098</u>	<u>-0-</u>	
<b>Net Operating Gain/Loss</b>	\$ <u>22,767</u>	\$ <u>158,618</u>	564.7%

- Total revenues increased by \$126,882 or 7.5%. This increase was due to an increase in Capital Grants, Operating Grants, and rental income. HUD determines the amount of operating and capital grants the Authority will receive each year. Other revenue decreased due to the receipt of insurance proceeds in the prior year.
- Total expenses increased by \$14,067. This change is due to an overall increase in the cost to maintain the housing authority. Administrative expense increased in the amount of \$24,672, primarily due to increased wages. General operating expenses increased by \$26,276, primarily due to insurance and utility cost.

**Housing Authority of Sabine Parish  
Many, Louisiana**

---

**Management's Discussion and Analysis (MD&A)  
December 31, 2008**

---

**Capital Assets**

As of December 31, 2008 the authority's investment in capital assets was \$3,147,505 (net of accumulated depreciation). This investment includes land, building, building improvements, office equipment, dwelling equipment, and maintenance equipment.

	<u>2007</u>	<u>2008</u>
<b>Capital Assets</b>		
Land*	\$ 171,442	\$ 171,442
Building & Improvements	11,285,224	11,285,224
Furniture & Equipment	332,132	332,132
Construction in Progress*	301,543	651,231
<b>Total Capital Assets</b>	<u>12,090,341</u>	<u>12,440,029</u>
 <b>Less Accumulated Depreciation</b>	 (9,014,703)	 (9,292,524)
 <b>Capital Assets, Net of Accumulated Depreciation</b>	 <u>\$ 3,075,638</u>	 <u>\$ 3,147,505</u>

The Authority had no major fixed asset additions during the year other than CFP construction in progress.

\* Land in the amount of \$171,442 and Construction in Progress in the amount of \$651,231 are not being depreciated.

**Long Term Debt**

The Authority does not have any long-term liabilities at this time.

**Future Events that will impact the Authority**

The authority relies heavily upon HUD operating subsidies. The amount appropriated has not currently been approved for the FYE 2009 year. Therefore, any results of budget shortfalls cannot be determined.

**Contacting the Authority's Financial Management**

The financial report is designed to provide a general overview of the authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the following address:

Housing Authority of Sabine Parish  
210 North Highland Drive  
P O Box 1565  
Many, LA 71449-1565

## **Basic Financial Statements**

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement of Net Assets  
December 31, 2008**

<b>CURRENT ASSETS</b>	
Cash & Investments	\$ 664,716
Receivables (Net)	29,528
Prepaid Insurance	35,755
Inventory, Net of Allowance	40,694
<b>RESTRICTED ASSETS:</b>	
Restricted Cash & Investments	111,175
<b>TOTAL CURRENT ASSETS</b>	<u>881,868</u>
<b>NON-CURRENT ASSETS</b>	
Capital Assets	12,440,030
Less Accumulated Depreciation	<u>(9,292,525)</u>
<b>TOTAL NON-CURRENT ASSETS</b>	<u>3,147,505</u>
<b>TOTAL ASSETS</b>	<u>4,029,373</u>
<b>CURRENT LIABILITIES</b>	
Accounts Payable	10,457
Tenant Security Deposits	49,964
Accrued Compensated Absences	11,196
Accounts Payable – Other Government	29,341
<b>TOTAL CURRENT LIABILITIES</b>	<u>100,958</u>
<b>NON-CURRENT LIABILITIES</b>	
Accrued Compensated Absences	22,361
<b>TOTAL NON-CURRENT LIABILITIES</b>	<u>22,361</u>
<b>TOTAL LIABILITIES</b>	<u>123,319</u>
<b>NET ASSETS</b>	
Invested in Capital Assets, Net of Related Debt	3,147,505
Restricted	61,211
Unrestricted	697,338
<b>TOTAL NET ASSETS</b>	<u>\$ 3,906,054</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement Of Revenues, Expenses & Changes In Net Assets  
Year Ended December 31, 2008**

<b>OPERATING REVENUES</b>	
HUD Operating Grants	\$ 1,034,673
Rental Revenue	334,452
Other Revenue	<u>77,873</u>
<b>TOTAL OPERATING REVENUE</b>	<u>1,446,998</u>
<b>OPERATING EXPENSES</b>	
Housing Assistance Payments	323,763
General & Administrative	363,472
Repairs & Maintenance	399,726
Utilities	16,300
Tenant Services	3,705
Insurance	139,141
PILOT	29,341
Bad Debt	10,881
Compensated Absences	3,058
<i>Depreciation</i>	<u>282,756</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>1,572,143</u>
<b>OPERATING INCOME (LOSS)</b>	<u>(125,145)</u>
<b>NONOPERATING REVENUE (EXPENSE)</b>	
Casualty Losses Not Capitalized	(75,944)
Extraordinary Maintenance	(2,220)
Interest Revenue	12,239
Capital Grants	<u>349,688</u>
<b>TOTAL NONOPERATING REVENUE (EXPENSES)</b>	<u>283,763</u>
<b>CHANGE IN NET ASSETS</b>	<u>158,618</u>
<b>PRIOR PERIOD ADJUSTMENTS</b>	<u>-0-</u>
<b>TOTAL NET ASSETS - BEGINNING</b>	<u>3,747,436</u>
<b>TOTAL NET ASSETS - ENDING</b>	<u>\$ 3,906,054</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement Of Cash Flows  
Year Ended December 31, 2008**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash Received From Tenants	\$ 339,186
Cash Received From Operating Subsidy	974,749
Cash Received From Other Revenue	77,873
Cash Payments to Suppliers for Goods & Services	(854,197)
Cash Payments to Employees for Services	(365,917)
Cash Payments to Local Governments (PILOT)	(19,852)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u>151,842</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Casualty Losses Not Capitalized	(75,944)
Extraordinary Maintenance	(2,220)
Increase (Decrease) in Restricted Assets	(4,943)
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<u>(83,107)</u>
<b>CASH FLOWS FROM CAPITAL &amp; RELATED FINANCING ACTIVITIES</b>	
Capital Grants	349,688
Acquisition of Capital Assets	(349,688)
<b>NET CASH PROVIDED (USED) BY CAPITAL &amp; RELATED FINANCING ACTIVITIES</b>	<u>-0-</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Cash Provided by Interest From Investments	12,239
<b>NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES</b>	<u>12,239</u>
<b>NET INCREASE (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	80,974
<b>CASH, BEGINNING OF YEAR</b>	<u>583,742</u>
<b>CASH, END OF YEAR</b>	<u>664,716</u>

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana  
Statement Of Cash Flows  
Year Ended December 31, 2008**

**Reconciliation**

**RECONCILIATION OF OPERATING INCOME TO NET CASH  
PROVIDED (USED) BY OPERATING ACTIVITIES**

Operating Income (Loss)	\$ <u>(125,145)</u>
Depreciation Expense	282,756
(Increase) Decrease in Accounts Receivable	(19,306)
(Increase) Decrease in Inventory	10,312
(Increase) Decrease in Prepaid Insurance	(1,682)
(Increase) Decrease in Restricted Cash	(5,503)
Increase (Decrease) in Accounts Payable	2,456
Increase (Decrease) in Bank Overdraft	(1,654)
Increase (Decrease) in Accrued Wages/Payroll Taxes Payable	(7,673)
Increase (Decrease) in Compensated Absences	3,058
Increase (Decrease) in Payment in Lieu of Taxes	9,489
Increase (Decrease) in Tenant Security Deposits	<u>4,734</u>
<b>TOTAL ADJUSTMENTS</b>	<u><b>276,987</b></u>

<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u><b>151,842</b></u>
---	-----------------------

**LISTING OF NONCASH INVESTING, CAPITAL, & FINANCIAL ACTIVITIES**

Contributions of Capital Assets From Government	\$ <u>-0-</u>
---	---------------

The accompanying notes are an integral part of this statement.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
December 31, 2008**

**INTRODUCTION**

The Housing Authority of Sabine Parish is a 262 unit apartment complex for persons of low income located in Many, Louisiana. The Authority is chartered as a public corporation for the purpose of administering decent, safe and sanitary dwelling for persons of low-income.

Legal title to the Authority is held by the Housing Authority of Sabine Parish, Louisiana, a non-profit corporation. The Authority is engaged in the acquisition, modernization, and administration of low-rent housing. The Authority is administered by a governing Board of Commissioners (the Board), whose members are appointed by the Sabine Parish Police Jury. Each member serves a four-year term and receives no compensation for their services. Substantially all of the Authority's revenue is derived from subsidy contracts with the U. S. Department of Housing and Urban Development (HUD). The annual contributions contracts entered into by the Authority and HUD provide operating subsidies for Authority-owned public housing facilities for eligible individuals.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-income housing programs in the United States. Accordingly, HUD has entered into a contract with the entity to make annual contributions (subsidies) for the purpose of funding its programs for low-income families.

GASB Statement No. 14 established criteria for determining the governmental reporting entity and component units that should be included within the reporting entity. Because the Housing Authority is legally separated and fiscally independent, the Housing Authority is a separate governmental reporting entity. The Housing Authority includes all funds, account groups, activities, etc., that are within the oversight responsibility of the Housing Authority.

The Housing Authority is a related organization of the Sabine Parish Police Jury because the Sabine Parish Police Jury appoints a voting majority of the Housing Authority's governing board. The Sabine Parish Police Jury is not financially responsible for the Housing Authority, as it cannot impose its will on the Housing Authority and there is no possibility for the Housing Authority to provide financial benefit to, or impose financial burdens on, the Sabine Parish Police Jury. According, the Housing Authority is not a component unit of the financial reporting entity of the Sabine Parish Police Jury.

**BASIS OF PRESENTATION**

As required by Louisiana State Reporting Law (LSA-R.S. 24:514) and HUD regulations, financial statements are presented in accordance with accounting principles generally accepted in the United States of America.

The accounts of the PHA are accounted for under the proprietary fund. Accordingly, the accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America applied to governmental units.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**Proprietary Fund Type** – Proprietary fund is accounted for on the flow of economic resources measurement focus and uses the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. The PHA applies all applicable FASB pronouncements in accounting and reporting for its proprietary operations. The PHA's funds include the following type:

**Enterprise Fund** – Enterprise fund is used to account for those operations that are financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

**1. SUMMARY OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES**

**A. BASIC FINANCIAL STATEMENTS**

The basic financial statements (i.e., the statement of net assets and the statement of revenues, expenses and changes in net assets) report information on all of the activities of the authority.

**B. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, & FINANCIAL STATEMENT PRESENTATION**

The basic financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The accompanying financial statements include the activities of several housing programs subsidized by HUD. A summary of each significant program is provided below.

- **Low Income Housing Program** – The purpose of the low income housing program is to provide decent and affordable housing to low income families at reduced rents. The developments are owned, maintained and managed by the authority. The developments are acquired, developed and modernized under HUD's capital funds programs. Funding of the program operations is provided via federal annual contribution contracts (operating subsidies) and tenant rents (determined as a percentage of family income, adjusted for family composition).
- **Capital Fund Program** – The Conventional Public Housing Program also includes the Capital Fund Program, the primary funding source for the Housing Authority's physical and management improvements. The funding calculation is based on the size and age of the Housing Authority's units.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

- **Section 8 Housing Assistance – Housing Choice Voucher Program** – These Programs assist low-income families in affording decent, safe and sanitary housing by encouraging property owners to construct new, or rehabilitate existing substandard housing, and then lease the units with rental subsidies to low income individual and families.

*Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to their same limitation. The authority has elected not to follow subsequent private-sector guidance.*

As a general rule, the effect of Interfund activity has been eliminated from the basic financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's enterprise operations. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Operating revenues and expenses have been reported separately from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The primary operating revenue of the housing authority is derived from tenant revenue. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the housing authority's policy to use restricted resources first, then unrestricted resources as they are needed.

**C. DEPOSITS & INVESTMENTS**

The authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State law and the authority's investment policy allow the housing authority to invest in collateralized certificated of deposits, government backed securities, commercial paper, the state sponsored investment pool, and mutual funds consisting solely of government backed securities.

Investments (bank certificate of deposits in excess of 90 days) for the authority are reported at fair value.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**D. RECEIVABLES & PAYABLES**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year referred to as either "due to/from other funds" (i.e., the current portion of Interfund loans) or "advances to/from other funds" (i.e., the non-current portion of Interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Advances between funds, as reported in the accompanying financial statements, are offset by a restriction on net assets. All trade and other receivables are shown net of an allowance for uncollectives.

**E. INVENTORIES & PREPAID ITEMS**

All inventories are valued at cost using the first-in/first out method. Inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both basic and fund financial statements.

**F. RESTRICTED ASSETS**

The following accounts are restricted:

Tenant Security Deposit Cash	\$	49,964
Section 8 HAP Payment		61,211
Total Restricted	\$	<u>111,175</u>

**G. CAPITAL ASSETS**

Capital assets, which include land, buildings, improvements, and equipment, are reported in columns in the basic financial statements. Capital assets are capitalized at historical cost. The PHA maintains a threshold level of \$500 or more for capitalizing capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

All capital assets, other than land, are depreciated using the straight-line method over the following useful lives:

Buildings	20 Years
Buildings Improvements	10 Years
Nondwelling Structures	10 Years
Vehicles	5 Years

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**H. COMPENSATED ABSENCES**

The authority follows the civil service guidelines for vacation and sick leave. Employee's time is accumulated in accordance to hours worked per month. At year-end, time not used is accumulated.

At December 31, 2008, employees of the PHA have accumulated and vested \$33,557 of employee leave benefits, computed in accordance with GASB Codification Section C60. The balance of accrued compensated absences at December 31, 2008 was \$11,196 recorded as current obligation and \$22,361 recorded as non-current obligation.

**I. LONG-TERM OBLIGATIONS**

In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

**J. EXTRAORDINARY & SPECIAL ITEMS**

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events within the control of the housing authority, which are either unusual in nature or infrequent in occurrence.

**K. ESTIMATES**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenditures, and expenses during the reporting period. Actual results could differ from those estimates.

**2. CASH & INVESTMENTS (CD'S IN EXCESS OF 90 DAYS)**

At December 31, 2008, the housing authority has cash and investments (book balances) totaling \$775,891 as follows:

Demand deposits	\$	466,119
Time deposits		309,772
<b>Total</b>	<b>\$</b>	<b><u>775,891</u></b>

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

These deposits are stated at cost, which approximated market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

***Deposits***

It is the housing authority's policy for deposits to be 100% secured by collateral at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation insurance. The housing authority's deposits are categorized to give an indication of the level of risk assumed by the housing authority at year end. The categories are described as follows:

- **Category 1** – Insured or collateralized with securities held by the housing authority or by its agent in the housing authority's name.
- **Category 2** – Collateralized with securities held by the pledging financial institution's trust department or agent in the housing authority's name.
- **Category 3** – Uncollateralized.

Deposits were fully secured as of December 31, 2008.

**3. ACCOUNTS RECEIVABLE**

The receivables of \$44,710 as of December 31, 2008 are as follows:

PHA Projects	\$ 25,349
Tenants	4,180
Allowance For Doubtful Accounts	(1)
<b>Total</b>	<b>\$ 29,528</b>

**4. CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2008 was as follows:

<b>Capital Assets</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Deletions</b>	<b>Ending Balance</b>
Land*	\$ 171,442	\$ -0-	\$ -0-	\$ 171,442
Building & Improvements	11,285,224	-0-	-0-	11,285,224
Furniture & Equipment	332,132	-0-	-0-	332,132
Construction in Progress*	301,543	349,687	-0-	651,231
<b>Total Capital Assets</b>	<b>12,090,342</b>	<b>349,687</b>	<b>-0-</b>	<b>12,440,029</b>
<b>Less Accumulated Depreciation</b>	<b>(9,014,703)</b>	<b>(283,821)</b>	<b>6,000</b>	<b>(9,292,524)</b>
<b>Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 3,075,639</b>	<b>\$ 65,866</b>	<b>\$ 6,000</b>	<b>\$ 3,147,505</b>

\*Land in the amount of \$171,442 and Construction in Progress in the amount of \$301,543 are not being depreciated.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**5. ACCOUNTS, SALARIES, & OTHER PAYABLES**

The payables of \$73,355 as of December 31, 2008 are as follows:

Accounts Payable	\$ 10,457
Accrued Compensated Absences	33,557
Accrued Pilot	29,341
<b>Total</b>	<b>\$ <u>73,355</u></b>

**6. RETIREMENT SYSTEMS**

The housing authority provides benefits for all full-time employees through a Simplified Employee Pension (SEP) Plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. The entity contributes 15% of the employee's effective compensation. The housing authority's contributions for each employee (and interest allocated to the employee account) vest at 20% annually for each year of participation. An employee is fully vested after obtaining permanent employment status after six months.

The housing authority's total payroll for the fiscal year ending December 31, 2008 was \$408,789. The housing authority's contributions were calculated using the base salary amount of \$408,789. Contributions to the plan were \$61,318 for the year ended December 31, 2008, of which \$61,318 was paid by the housing authority and \$-0- was paid by employees.

**7. LONG-TERM OBLIGATIONS**

To provide for the development and modernization of low-rent housing units, the PHA issued New Housing Authority Bonds and Permanent Notes-FFB. These bonds and notes are payable by HUD and secured by annual contributions. The bonds and notes do not constitute a debt by the authority, and accordingly, have not been reported in the accompanying financial statements. This debt has been reclassified to HUD equity.

**8. FEDERAL COMPLIANCE CONTINGENCIES**

The authority is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries.

**Housing Authority of Sabine Parish  
Many, Louisiana**

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (CONTINUED)**

**9. ECONOMIC DEPENDENCY**

Statement of Financial Accounting Standard (SFAS) No. 14 requires disclosure in financial statements of a situation where one entity provides more than 10% of the audited entity's revenues. The Department of Housing & Urban Development provided \$1,358,925 to the housing authority, which represents approximately 76% of the housing authority's revenues for the year.

**10. COMMITMENTS & CONTINGENCIES**

**Litigation** - The housing authority is not presently involved in litigation.

**Construction Projects** - There are certain major construction projects in progress as of December 31, 2008. These include modernizing rental units. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred.

**Grant Disallowances** - The housing authority participates in a number of federally assisted grant programs. Although the grant programs have been audited in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 through December 31, 2008, these programs are still subject to compliance audits. Housing authority management believes that the amount of disallowances, if any, which may arise from future audits will not be material.

**11. RISK MANAGEMENT**

The housing authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the housing authority carries commercial insurance.

## **Other Supplemental Schedules**

**Housing Authority of Sabine Parish  
Many, Louisiana  
Schedule of Compensation Paid to Board of Commissioners  
Year Ended December 31, 2008**

<u>Board Commissioner</u>	<u>Title</u>	<u>Salary</u>
Cecil Brumley	President	\$150
Hazel Terry	Vice-President	\$100
Kenneth Hopkins	Commissioner	\$100
Tim Evans	Commissioner	\$100
Gene Craig	Commissioner	\$100

Each board commissioner received the above salary amount per month when present.

---

## **Supplementary Information**

**Housing Authority of Sabine Parish  
Many, Louisiana**

**Statement and Certification of Actual Modernization Cost  
Annual Contribution Contract  
December 31, 2008**

	<u>Complete CFP Project 2006</u>	<u>Complete CFP Project 2007</u>	<u>Total</u>
<b>The Actual Modernization Costs are as follows:</b>			
Funds Approved Total	\$ 422,897	\$ 393,641	\$ 816,538
Funds Expended Y-T-D	<u>(422,897)</u>	<u>(393,641)</u>	<u>(816,538)</u>
Excess of Funds Approved	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>2. Funds Advanced Y-T-D</b>	422,897	393,641	816,538
Funds Expended Y-T-D	<u>(422,897)</u>	<u>(393,641)</u>	<u>(816,538)</u>
Excess of Funds Advanced	\$ <u>-0-</u>	\$ <u>-0-</u>	\$ <u>-0-</u>

3. The distribution of costs by project as shown on the final schedule of Capital Fund expenditures accompanying the actual Capital Fund cost certificate submitted to HUD for approval is in agreement with the PHA's records.
4. All Capital Fund costs have been paid and all related liabilities have been discharged through payment.

John R. Vercher C.P.A.  
jrv@centurytel.net

Jonathan M. Vercher M.S., C.P.A.  
jonathanvercher@centurytel.net

**JOHN R. VERCHER PC**  
***Certified Public Accountants***

P.O. Box 1608  
Jena, Louisiana 71342  
Tel: (318) 992-6348  
Fax: (318) 992-4374

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Housing Authority of Sabine Parish  
Many, Louisiana

We have audited the financial statements of the Housing Authority of Sabine Parish, as of and for the year ended December 31, 2008, and have issued our report thereon dated May 7, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

***Internal Control Over Financial Reporting***

In planning and performing our audit, we considered the Housing Authority of Sabine Parish's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of Sabine Parish's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of Sabine Parish's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the Housing Authority of Sabine Parish's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Housing Authority of Sabine Parish's internal control.

MEMBER  
—AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS—  
SOCIETY OF LOUISIANA CERTIFIED PUBLIC ACCOUNTANTS

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Housing Authority of Sabine Parish's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* except as follows and discussed in the *Schedule of Findings and Questioned Costs*.

#### **2008-C-1 Compensation to Board Commissioners**

The Housing Authority of Sabine Parish's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. We did not audit the Housing Authority of Sabine Parish's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the audit committee, management, federal awarding agencies and Legislative Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a public document and its distribution is not limited.

*John R. Vercher PC*

May 7, 2009  
Jena, Louisiana

**JOHN R. VERCHER PC**  
***Certified Public Accountants***

P.O. Box 1608  
Jena, Louisiana 71342  
Tel: (318) 992-6348  
Fax: (318) 992-4374

John R. Vercher C.P.A.  
jrv@centurytel.net

Jonathan M. Vercher M.S., C.P.A.  
jonathanvercher@centurytel.net

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH  
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE  
IN ACCORDANCE WITH OMB CIRCULAR A-133**

Housing Authority of Sabine Parish  
Many, Louisiana

***Compliance***

We have audited the compliance of the Housing Authority of Sabine Parish, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2008. The Housing Authority of Sabine Parish's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of Sabine Parish's management. Our responsibility is to express an opinion on the Housing Authority of Sabine Parish's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of Sabine Parish's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide legal determination on the Housing Authority of Sabine Parish's compliance with those requirements.

In our opinion, the Housing Authority of Sabine Parish, Louisiana, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2008.

—MEMBER—  
—AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS—  
SOCIETY OF LOUISIANA CERTIFIED PUBLIC ACCOUNTANTS

### *Internal Control Over Compliance*

The management of the Housing Authority of Sabine Parish is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of Sabine Parish's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of Sabine Parish's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the Legislator Auditor, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties; however, this document is public record and its distribution is not limited.

*John R. Vercher PC*

May 7, 2009  
Jena, Louisiana

**Housing Authority of Sabine Parish  
Many, Louisiana**

**Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2008**

	<u>Federal CFDA Number</u>	<u>Agency Or Pass-Through Number</u>	<u>Federal Disbursements/ Expenditures</u>
<b>U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>			
Low Rent Public Housing	14.850	N/A	\$ 587,318
Housing Choice Voucher Program	14.871	N/A	392,939
Public Housing Capital Fund Program	14.872	N/A	<u>351,688</u>
Total Federal Expenditures			<u>\$ 1,331,945</u>

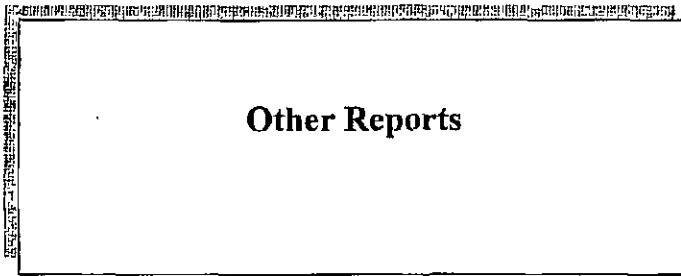
**NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**Note A – Single Audit Requirements**

In July 1996, the Single Audit Act Amendments of 1996 (1996 Act) were enacted and superseded the Single Audit Act of 1984. In June 1997 OMB issued a revised Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, to implement the changes from the 1996 Act and to rescind Circular A-128. The new requirements state that an entity expending \$500,000 or more of federal funds adhere to the requirements of Single Audit.

The funds used to account for these funds use the accrual basis of accounting.

Presented for purposes of additional analysis only.



**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST  
For the Year Ended December 31, 2008**

We have audited the basic financial statements of the Housing Authority of Sabine Parish, as of and for the year ended December 31, 2008 and have issued our report thereon dated May 7, 2009. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and provisions of OMB Circular A-133. Our audit of the financial statements as of December 31, 2008 resulted in an unqualified opinion.

**Section I Summary of Auditor's Reports**

**a. Report on Internal Control and Compliance Material to the Financial Statements**

**Internal Control**

Material Weaknesses    ☐ Yes   ☒ No    Other Conditions    ☐ Yes   ☒ No

**Compliance**

Compliance Material to Financial Statements    ☒ Yes   ☐ No

**b. Federal Awards**

**Internal Control**

Material Weaknesses    ☐ Yes   ☒ No    Other Conditions    ☐ Yes   ☒ No

Type of Opinion On Compliance    ☒ Unqualified    ☐ Qualified  
For Major Programs    ☐ Disclaimer    ☐ Adverse

Are the findings required to be reported in accordance with Circular A-133, Section .510(a)?

☐ Yes   ☒ No

**c. Identification Of Major Programs:**

<u>CFDA Number (s)</u>	<u>Name Of Federal Program (or Cluster)</u>
14.850	Public and Indian Housing

Dollar threshold used to distinguish between Type A and Type B Programs:    \$ 300,000

Is the auditee a 'low-risk' auditee, as defined by OMB Circular A-133?    ☒ Yes   ☐ No

**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COST  
For the Year Ended December 31, 2008**

**Section II Financial Statement Findings Required To Be Reported In Accordance With GAGAS**

<b>Reference</b>	<b>Description of Finding</b>	<b>Recommendation</b>
	<b><u>Compensation to Board of Commissioners</u></b>	
<b>2008-C-1</b>	<p>In the HUD publication "Terms and Conditions" under Section 14 of Employer Requirements, Part B states that "No funds of any project may be used to pay any compensation for services of members of Housing Authority Board of Commissioners. The PHA paid the Board of Commissioners the following fees per board meeting:</p> <p style="text-align:right">Chairman     \$150 Members     \$100</p>	<p>The PHA should discontinue paying compensation to the Board of Commissioners.</p>

**Section III Internal Control**

No items to report.

**Section IV Federal Awards Findings and Questioned Costs**

No items to report.

**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA  
For the Year Ended December 31, 2008**

---

---

**MANAGEMENT LETTER COMMENTS**

---

---

During the course of our audit, we observed conditions and circumstances that may be improved. Below are findings noted for improvement, our recommendation for improvement and the Housing Authority's plan for corrective action.

**CURRENT YEAR MANAGEMENT LETTER COMMENTS**

**2008-M-1 Annual Filing of Financial Statements**

***Finding:*** LSA-RS 24:514, LSA-RS 33:463, and/or LSA-RS 39:92, as applicable, require that governmental units file their financial statements annually with the Legislative Auditor's Office within six months of the entity's year end closing. The PHA's auditor was unable to complete the "submission" to REAC within the six month time frame to finalize the engagement because the REAC website was under repair and not functioning.

***Recommendation:*** The Authority should have its financial statements filed with the Legislature Auditor's Office within six months of the year end closing.

**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA  
For the Year Ended December 31, 2008**

---

**MANAGEMENT'S CORRECTIVE ACTION  
FOR CURRENT YEAR AUDIT FINDINGS**

---

<b>Reference</b>	<b>Description of Finding</b>	<b>Corrective Action Planned</b>	<b>Contact Person</b>	<b>Anticipated Completion Date</b>
<b>2008-C-1</b>	<b>Compensation to Board of Commissioners</b>	The PHA has discontinued paying compensation to the Board of Commissioners.	Doug Gauntt	December 31, 2009
<b>2008-M-1</b>	<b>Annual Filing of Financial Statements</b>	The Authority will begin filing its financial statements within six months of its year end closing when REAC completes its repair of its website.	Doug Gauntt	December 31, 2009

**HOUSING AUTHORITY OF SABINE PARISH  
MANY, LOUISIANA**

**MANAGEMENT'S SUMMARY  
OF PRIOR YEAR FINDINGS**

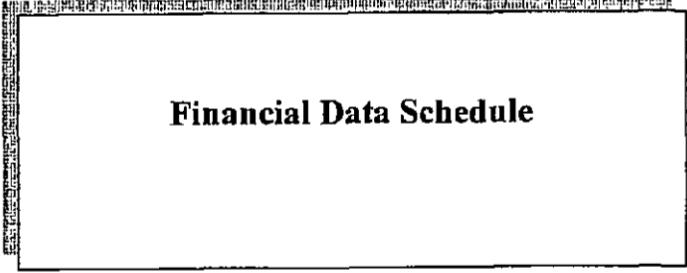
---

Legislative Auditor  
State of Louisiana  
Baton Rouge, Louisiana 70804-9397

The management of the Housing Authority of Sabine Parish has provided the following action summaries relating to audit findings brought to their attention as a result of their financial audit for the year ended December 31, 2007.

**PRIOR YEAR FINDINGS**

There were no prior year audit findings.



**Financial Data Schedule**

Line Item No.	Description	Total Projects
111	Cash-unrestricted	\$ 29,542
112	Cash-restricted-modernization and development	\$ 1,178
113	Cash-other restricted	\$ 1,178
114	Cash-tenant security deposits	\$ 49,964
115	Cash - Restricted for payment of current liability	\$ 1,178
100	<b>Total Cash</b>	<b>\$ 79,506</b>

121	Accounts receivable - PHA projects	\$ 1,178
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ 1,178
122-020	Accounts receivable - HUD other projects - Capital fund	\$ 1,178
122-030	Accounts receivable - HUD other projects - Other	\$ 23,609
122	<b>Accounts receivable - HUD other projects</b>	<b>\$ 23,609</b>
124	Account receivable - other government	\$ 1,178
125-010	Account receivable - miscellaneous - Not For Profit	\$ 1,178
125-020	Account receivable - miscellaneous - Partnership	\$ 1,178
125-030	Account receivable - miscellaneous - Joint Venture	\$ 1,178
125-040	Account receivable - miscellaneous - Tax Credit	\$ 1,178
125-050	Account receivable - miscellaneous - Other	\$ 1,178
125-060	Other - Comment	\$ 1,178
125	<b>Account receivable - miscellaneous</b>	<b>\$ 1,178</b>
126	Accounts receivable - tenants	\$ 1,178
26	Allowance for doubtful accounts - tenants	\$ (1)
26.2	Allowance for doubtful accounts - other	\$ 1,178
27	Notes, Loans & Mortgages Receivable - Current	\$ 1,178
128	Fraud recovery	\$ 1,178
128.1	Allowance for doubtful accounts - bad	\$ 1,178
129	Accrued interest receivable	\$ 1,178
120	<b>Total receivables, net of allowance for doubtful accounts</b>	<b>\$ 27,788</b>

131	Investments - unrestricted	\$ 594,624
132	Investments - restricted	\$ 1,178
135	Investments - Restricted for payment of current liability	\$ 1,178
142	Prepaid expenses and other assets	\$ 35,355
143	Inventories	\$ 40,695
143.1	Allowance for obsolete inventories	\$ (1)
144	Intel program - due from	\$ 23,609

Line Item No.	Description	Total Projects
145	Assets held for sale	\$
150	<b>Total Current Assets</b>	\$ 781,976
161	Land	\$ 17,442
162	Buildings	\$ 9,919,296
163	Furniture, equipment and machinery - dwellings	\$ 15,364
164	Furniture, equipment and machinery - administration	\$ 180,586
165	Leasehold improvements	\$ 1,363,928
166	Accumulated depreciation	\$ (9,292,525)
167	Construction in progress	\$ 65,923
168	Infrastructure	\$
160	<b>Total capital assets, net of accumulated depreciation</b>	\$ 3,147,505

171-010	Notes, Loans, & mortgages receivable - Non-current - No. For Profit	\$
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$
171-060	Other - Comment	\$
171	<b>Notes, Loans, &amp; mortgages receivable - Non-current</b>	\$
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	\$
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$
172-060	Other - Comment	\$
172	<b>Notes, Loans, &amp; mortgages receivable - Non-current - past due</b>	\$
173	Grants receivable - Non-current	\$
174-010	Other assets - Not For Profit	\$
174-020	Other assets - Partnership	\$
174-030	Other assets - Joint Venture	\$
174-040	Other assets - Tax Credit	\$
174-050	Other assets - Other	\$
174-060	Other - Comment	\$
174	<b>Other assets</b>	\$
176-010	Investment in joint venture - Not For Profit	\$
176-020	Investment in joint venture - Partnership	\$

Line Item No.	Description	Total Projects
176-030	Investment in Joint venture - Joint Venture	\$
176-040	Investment in Joint venture - Tax Credit	\$
176-050	Investment in Joint venture - Other	\$
176-060	Other - Comment	\$
176	Investment in joint venture	\$
180	Total Non-current Assets	\$ 5,147,505

190	Total Assets	\$ 3,929,481
-----	--------------	--------------

311	Bank overdraft	\$
312	Accounts payable <= 90 days	\$ 8,539
313	Accounts payable > 90 days past due	\$
321	Accrued wage/payroll taxes payable	\$
322	Accrued compensated absences - current portion	\$ 11,196
324	Accrued contingency liability	\$
325	Accrued interest payable	\$
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$
331-020	Accounts payable - HUD PHA Programs - Capital fund	\$
331-030	Accounts payable - HUD PHA Programs - Other	\$
331	Accounts payable - HUD PHA Programs	\$
332	Accounts payable - PHA Projects	\$
333	Accounts payable - other government	\$ 29,341
341	Tenant security deposits	\$ 49,964
342-010	Deferred revenue - Operating Subsidy	\$
342-020	Deferred revenue - Capital fund	\$
342-030	Deferred revenue - Other	\$
342	Deferred revenue	\$
343-010	CFPP	\$
343-020	Capital Projects/ Mortgage Revenue	\$
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	\$
344	Current portion of long-term debt - operating borrowings	\$
345	Other current liabilities	\$
346	Accrued liabilities - other	\$
347	Inter program - due to	\$
348-010	Loan liability - current - Not For Profit	\$ 49,045
348-020	Loan liability - current - Partnership	\$
348-030	Loan liability - current - Joint Venture	\$

Line Item No.	Description	Total Projects
348-040	Loan liability - current - Tax Credit	\$
348-050	Loan liability - current - Other	\$
348-060	Other - Comment	\$
348	Loan liability - current	\$
350	Total Current Liabilities	\$ 148,085

351-010	Long-term debt - CFP	\$
351-020	Long-term - Capital Projects/Mortgage Revenue	\$
351	Capital Projects/ Mortgage Revenue Bonds	\$
352	Long-term debt, net of current - operating borrowings	\$
353	Non-current liabilities other	\$
354	Accrued compensated absences- Non-current	\$
355-010	Loan liability - Non-current - Not For Profit	\$ 22,361
355-020	Loan liability - Non-current - Partnership	\$
355-030	Loan liability - Non-current - Joint Venture	\$
355-040	Loan liability - Non-current - Tax Credit	\$
355-050	Loan liability - Non-current - Other	\$
355-060	Other - Comment	\$
355	Loan liability - Non-current	\$
356	FASB 5 Liabilities	\$
357	Accrued Pension and OPEB Liability	\$
350	Total Non-Current Liabilities	\$ 22,361

300	Total Liabilities	\$ 170,446
-----	-------------------	------------

508	Invested in capital assets, net of related debt	\$ 3,147,505
511	Restricted Net Assets	\$
512	Unrestricted Net Assets	\$ 611,530
513	Total Equity/Net Assets	\$ 3,759,035

600	Total Liabilities and Equity/Net assets	\$ 3,929,481
-----	---	--------------

Line Item No	Description	Total Projects	LA074000001	Operating Fund Program	Capital Fund Program
70300	Net tenant rental revenue	\$1,309,712	\$1,309,712	\$309,712	
70400	Tenant revenue other	\$24,339	\$24,339	\$24,339	
70500	Total Tenant Revenue	\$1,334,051	\$1,334,051	\$334,051	
70600 010	Housing assistance payments	\$5,511,470	\$5,511,470		
70600 020	Ongoing administrative fees earned	\$5,511,470	\$5,511,470		
70600 030	Hard to house fee revenue	\$5,511,470	\$5,511,470		
70600 031	ISS Coordinator	\$5,511,470	\$5,511,470		
70600 040	Total independent public recreation adult costs	\$5,511,470	\$5,511,470		
70600 050	Total preliminary fees earned	\$5,511,470	\$5,511,470		
70600 060	All other fees	\$5,511,470	\$5,511,470		
70600 070	Admin fee calculation description	\$5,511,470	\$5,511,470		
70600	HUD PHA operating grants	\$5,511,470	\$5,511,470	\$587,318	\$2,000
70600	Capital grants	\$5,511,470	\$5,511,470		\$2,000
70700	Total Fee Revenue	\$11,470	\$11,470	\$511,470	
71000 010	Housing Assistance Payment	\$5,511,470	\$5,511,470		
71100 020	Administrative fee	\$5,511,470	\$5,511,470		
71100	Investment income - unrestricted	\$5,511,470	\$5,511,470		
71200	Mortgage interest income	\$5,511,470	\$5,511,470		
71300	Proceeds from disposition of assets less costs	\$5,511,470	\$5,511,470		
71400	Cost of sale of asset	\$5,511,470	\$5,511,470		
71400 010	Housing Assistance Payment	\$5,511,470	\$5,511,470		
71400 020	Administrative Fee	\$5,511,470	\$5,511,470		
71400	Fraud recovery	\$5,511,470	\$5,511,470		
71500	Other revenue	\$5,511,470	\$5,511,470		
71500 010	Gain or loss on sale of capital assets	\$5,511,470	\$5,511,470		
72000 010	Housing Assistance Payment	\$5,511,470	\$5,511,470		
72000 020	Administrative Fee	\$5,511,470	\$5,511,470		
72000	Investment income - restricted	\$5,511,470	\$5,511,470		
72000	Total Revenue	\$11,470	\$11,470	\$1,009,327	\$351,688
9100	Administrative services	\$172,799	\$172,799	\$172,799	
91200	Audit fees	\$5,184	\$5,184	\$5,184	
91500	Management fees	\$5,184	\$5,184	\$5,184	
91300	Bookkeeping fees	\$5,184	\$5,184	\$5,184	
91400	Advertising and Marketing	\$5,184	\$5,184	\$5,184	
91500	Employee benefit contributions	\$5,184	\$5,184	\$5,184	
91600	Office expenses	\$5,184	\$5,184	\$5,184	

Line Item No	Description	Total Projects	LA074000001	Operating Fund Program	Capital Fund Program
91700	Legal Expense	\$14,146		\$14,146	
91800	Travel	\$8,373		\$8,373	
91810	Allocated Overhead				
91900	Other				
91900	Total Operating Administrative	\$310,583		\$310,583	\$2,000
92000	Asset Management Fee				
92100	Tenant services - salaries				
92200	Relocation Costs				
92300	Employee benefit contributions - tenant services				
92400	Tenant services - other	\$3,705		\$3,705	
92500	Total Tenant Services	\$3,705		\$3,705	
93100	Water	\$548		\$548	
93200	Electricity	\$15,090		\$15,090	
93300	Gas	\$662		\$662	
93400	Fuel				
93500	Labor				
93600	Sewer				
93700	Employee benefit contributions - utilities				
93800	Other utilities expense				
93900	Total Utilities	\$16,300		\$16,300	
94100	Ordinary maintenance and operations - labor	\$202,154		\$202,154	
94200	Ordinary maintenance and operations - materials and other	\$81,440		\$81,440	
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts				
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$23,198		\$23,198	
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts				
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts				
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	\$3,126		\$3,126	
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$3,820		\$3,820	
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$60		\$60	
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$6,251		\$6,251	
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts				
94300-100	Ordinary Maintenance and Operations Contracts - Initorial Contracts				
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$18,583		\$18,583	
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$55,038		\$55,038	
94300	Ordinary Maintenance and Operations Contracts	\$61,094		\$61,094	
94500	Employee benefit contribution - ordinary maintenance	\$399,726		\$399,726	
94600	Total Maintenance				
95100	Protective services - labor				
95200	Protective services - other contract costs				
95300	Protective services - other				
95500	Employee benefit contributions - protective services				
95600	Total Protective Services				

Line Item No.	Description	Total Projects	LA074000001	Operating Fund Program	Capital Fund Program
96110	Property Insurance	\$ 90,672	\$ 90,672	\$ 90,672	
96120	Liability Insurance	\$ 24,268	\$ 24,268	\$ 24,268	
96130	Workmen's Compensation	\$ 12,154	\$ 12,154	\$ 12,154	
96140	All other Insurance	\$ 12,047	\$ 12,047	\$ 12,047	
96100	<b>Total Insurance Premiums</b>	<b>\$ 139,141</b>	<b>\$ 139,141</b>	<b>\$ 139,141</b>	
96200	Other general expenses				
96210	Compensated absences	\$ 29,341	\$ 29,341	\$ 29,341	
96300	Payments in lieu of taxes	\$ 10,881	\$ 10,881	\$ 10,881	
96400	Bad debt - tenants	\$ 10,881	\$ 10,881	\$ 10,881	
96500	Bad debt - mortgages	\$ 10,881	\$ 10,881	\$ 10,881	
96600	Bad debt - other	\$ 10,881	\$ 10,881	\$ 10,881	
96800	Severance expense	\$ 3,258	\$ 3,258	\$ 3,258	
96000	<b>Total Other General Expenses</b>	<b>\$ 43,280</b>	<b>\$ 43,280</b>	<b>\$ 43,280</b>	
96710	Interest of Mortgage (or Bonds) Payable				
96720	Interest on Notes Payable (Short and Long Term)				
96730	Amortization of Bond Issue Costs				
96700	<b>Total Interest Expense and Amortization Cost</b>	<b>\$ 912,535</b>	<b>\$ 912,535</b>	<b>\$ 912,535</b>	<b>\$ 2,000</b>
96000	<b>Total Operating Expenses</b>	<b>\$ 448,480</b>	<b>\$ 448,480</b>	<b>\$ 98,792</b>	<b>\$ 349,688</b>
97300	<b>Excess Revenue Over Operating Expenses</b>	<b>\$ 912,535</b>	<b>\$ 912,535</b>	<b>\$ 912,535</b>	<b>\$ 2,000</b>
97100	Extraordinary maintenance	\$ 2,220	\$ 2,220	\$ 2,220	
97200	Casualty losses - Non-capitalized	\$ 375,944	\$ 375,944	\$ 375,944	
97310-01	Mainstream 1 & 5 year	\$ 375,944	\$ 375,944	\$ 375,944	
97300-020	Home Own ship				
97300-025	Litigation				
97300-030	Hope IV				
97300-035	Moving to Work				
97300-040	Tenant Protection				
97300-050	All Other				
97300	<b>Housing assistance payments</b>	<b>\$ 375,944</b>	<b>\$ 375,944</b>	<b>\$ 375,944</b>	
97350	HAP Portability-in				
97400	Depreciation expense	\$ 282,756	\$ 282,756	\$ 282,756	
97500	Fabric losses				
97800	Dwelling unit, loss of use				
98000	<b>Total Expenses</b>	<b>\$ 1,271,455</b>	<b>\$ 1,271,455</b>	<b>\$ 1,271,455</b>	<b>\$ 2,000</b>
10010	Operating transfer in				
10020	Operating transfer out				
10030-010	Not for Profit				
10030-020	Partnership				
10030-030	Joint Venture				
10030-040	Tax Credit				
10030-050	Other				
10030-100	Other - Comment				

Line Item No.	Description	Total Projects	LA 07/000001	Operating Fund Program	Capital Fund Program
10030	Operating transfers from / to primary government	\$	\$	\$	\$
10040	Operating transfers from / to component unit	\$	\$	\$	\$
10070	Extraordinary items, net gain/loss	\$	\$	\$	\$
10080	Special items, net gain/loss	\$	\$	\$	\$
10091	Inter Project Excess Cash Transfer In	\$	\$	\$	\$
10092	Inter Project Excess Cash Transfer Out	\$	\$	\$	\$
10093	Transfers between Programs and Projects - in	\$	\$	\$	\$
10094	Transfers between Programs and Projects - out	\$	\$	\$	\$
10100	Total other financing sources (uses)	\$	\$	\$	\$
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$	\$	\$	\$
11020	Required Annual Debt Principal Payments	\$	\$	\$	\$
11030	Beginning equity	\$	\$	\$	\$
11040-010	Prior period adjustments and correction of errors - Editable	\$	\$	\$	\$
11040-020	Prior period adjustments and correction of errors - Editable	\$	\$	\$	\$
11040-030	Prior period adjustments and correction of errors - Editable	\$	\$	\$	\$
11040-040	Prior period adjustments and correction of errors - Editable	\$	\$	\$	\$
11040-050	Prior period adjustments and correction of errors - Editable	\$	\$	\$	\$
11040-060	Prior period adjustments and correction of errors - Editable	\$	\$	\$	\$
11040-070	Equity Transfers	\$	\$	\$	\$
11040-080	Equity Transfers	\$	\$	\$	\$
11040-090	Equity Transfers	\$	\$	\$	\$
11040-100	Equity Transfers	\$	\$	\$	\$
11040-110	Equity Transfers	\$	\$	\$	\$
11040	Prior period adjustments, equity transfers, and correction of errors	\$	\$	\$	\$
11170-001	Administrative Fee Equity- Beginning Balance	\$	\$	\$	\$
11170-010	Administrative Fee Revenue	\$	\$	\$	\$
11170-020	Hard to House Fee Revenue	\$	\$	\$	\$
11170-021	FSS Coordinator Grant	\$	\$	\$	\$
11170-030	Audit Costs	\$	\$	\$	\$
11170-040	Investment Income	\$	\$	\$	\$
11170-045	Fraud Recovery Revenue	\$	\$	\$	\$
11170-050	Other Revenue	\$	\$	\$	\$
11170-051	Comment for Other Revenue	\$	\$	\$	\$
11170-060	Total Admin Fee Revenues	\$	\$	\$	\$
11170-080	Total Operating Expenses	\$	\$	\$	\$
11170-090	Depreciation	\$	\$	\$	\$
11170-095	Housing Assistance Portability In	\$	\$	\$	\$
11170-100	Other Expenses	\$	\$	\$	\$
11170-101	Comment for Other Expense	\$	\$	\$	\$
11170-110	Total Expenses	\$	\$	\$	\$
11170-002	Net Administrative Fee	\$	\$	\$	\$
11170-003	Administrative Fee Equity- Ending Balance	\$	\$	\$	\$
11170	Administrative Fee Equity	\$	\$	\$	\$

Line Item No.	Description	Total Projects	L/A074000001	Operating Fund Program	Capital Fund Program
11180-001	Housing Assistance Payments Equity - Beginning Balance	\$	\$		
11180-010	Housing Assistance Payment Revenues	\$	\$		
11180-015	Fraud Recovery Revenue	\$	\$		
11180-020	Net Housing Assistance Payments	\$	\$		
11180-021	Comment for Other Revenue	\$	\$		
11180-025	Investment Income	\$	\$		
11180-030	Total HAP Revenues	\$	\$		
11180-080	Housing Assistance Payments	\$	\$		
11180-090	Other Expenses	\$	\$		
11180-091	Comments for Other Expenses	\$	\$		
11180-092	Total Housing Assistance Payments Expenses	\$	\$		
11180-002	Net Housing Assistance Payments	\$	\$		
11180-003	Housing Assistance Payments Equity-Ending Balance	\$	\$		
11180	Housing Assistance Payments Equity	\$	\$		
11190-210	Total ACC HCV Units	0	0		
11190-220	Unfunded Units	0	0		
11190-230	Other Adjustments	0	0		
11190	Unit Months Available	2928	2928		
11210	Unit Months Leased	2926	2926		
11211	Excess Cash	\$	\$57,442	\$	\$57,442
11610	Land Purchases	\$	\$		
11620	Building Purchases	\$	\$		
11630	Furniture & Equipment-Dwelling Purchases	\$	\$		
11640	Furniture & Equipment-Administrative Purchases	\$	\$		
11650	Leasehold Improvements Purchases	\$	\$		
11660	Infrastructure Purchases	\$	\$		
13110	CPA Debt Service Payments	\$	\$		
13111	CPA Debt Service Payments	\$	\$		

Line Item No.	Description	Other Financial Program 1	Other Financial Program 2	Housing Choice Vouchers
1.1	Cash - unrestricted	\$24,385	\$9,117	\$24,126
1.2	Cash - restricted - maintenance and development			
1.3	Cash - other restricted			
1.4	Cash - tenant security deposits			
1.5	Cash - reserved for payment of current liability			
100	Total Cash	\$24,385	\$9,117	\$24,126

121	Accounts receivable - PMA projects			
122-010	Accounts receivable - HUD other projects - Operating Subsidy			
122-020	Accounts receivable - HUD other projects - Capital fund			
122-030	Accounts receivable - HUD other projects - Other			
123	Accounts receivable - HUD other projects			\$1,140
124	Accounts receivable - other government			
125-010	Accounts receivable - miscellaneous - Net For Profit			
125-020	Accounts receivable - miscellaneous - Partnership			
125-030	Accounts receivable - miscellaneous - Joint Venture			
125-040	Accounts receivable - miscellaneous - Tax Credit			
125-050	Accounts receivable - miscellaneous - Other			
125-060	Other - Current			
125	Accounts receivable - miscellaneous			
126	Accounts receivable - tenants			
126-1	Allowance for doubtful accounts - tenants			
126-2	Allowance for doubtful accounts - other			
127	Notes Loans & Mortgages Receivable - Current			
128	Fraud recovery			
129-1	Allowance for doubtful accounts - fraud			
129	Accrued interest receivable			
130	Total receivables, net of allowance for doubtful accounts	\$50,113	\$5,373	\$55,486

131	Investments - unrestricted			\$6,211
132	Investments - restricted			
133	Investments - Reserves for payment of current liability			
142	Prepaid expenses and other assets			
143	Inventory			
143-1	Allowance for obsolete inventory			
144	Intergovernmental - due from	\$2,113	\$4,373	
145	Assets held for sale			
150	Total Current Assets	\$2,113	\$4,373	\$6,211

161	Land			
162	Buildings			
163	Furniture, equipment, machinery, and other			
164	Furniture, equipment and machinery - administration			
165	Leasehold improvements			
166	Accumulated depreciation			
167	Construction in progress			
168	Infrastructure			
169	Total capital assets, net of accumulated depreciation			

171-010	Notes Loans & mortgages receivable - Non-current - Not For Profit			
171-020	Notes Loans & mortgages receivable - Non-current - Partnership			
171-030	Notes Loans & mortgages receivable - Non-current - Joint Venture			
171-040	Notes Loans & mortgages receivable - Non-current - Tax Credit			
171-050	Notes Loans & mortgages receivable - Non-current - Other			
171-060	Other - Non-current			
171	Notes Loans & mortgages receivable - Non-current			
172-010	Notes Loans & mortgages receivable - Non-current - past due - Not For Profit			
172-020	Notes Loans & mortgages receivable - Non-current - Partnership			
172-030	Notes Loans & mortgages receivable - Non-current - Joint Venture			

Line Item	Description	Total Programs	Other Federal Programs	Other Federal Programs	Housing Choice
172-000	Notes, Loans, & mortgages receivable - Non-current - Tax Exempt	\$1,480,074			
172-010	Notes, Loans, & mortgages receivable - Non-current - Other				
172-060	Other - Comment				
173	Notes, Loans, & mortgages receivable - Non-current - post due				
173-010	Other assets - Not For Profit				
174-010	Other assets - Partnership				
174-030	Other assets - Joint Venture				
174-040	Other assets - Tax Credit				
174-050	Other assets - Other				
174-060	Other - Comment				
174	Other assets				
176-010	Investment in Joint venture - Not For Profit				
176-020	Investment in Joint venture - Partnership				
176-030	Investment in Joint venture - Joint Venture				
176-040	Investment in Joint venture - Tax Credit				
176-050	Investment in Joint venture - Other				
176-060	Other - Comment				
176	Investment in Joint venture				
180	Total Non-current Assets				
190	Total Assets	\$1,480,074	\$1,480,074	\$1,480,074	\$1,480,074

311	Bank overdraft				
312	Accounts payable < 90 days				
312-010	Accounts payable < 90 days plus due				
321	Accrued wages/paidroll taxes payable				
322	Accrued compensated absences - current portion				
324	Accrued contingency liability				
325	Accrued interest payable				
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy				
331-020	Accounts payable - HUD PHA Programs - Capital fund				
331-030	Accounts payable - HUD PHA Programs - Other				
331	Accounts payable - HUD PHA Programs				
332	Accounts payable - PHA Projects				
333	Accounts payable - other commitment				
341	Tenant security deposits				
342-010	Deferred revenue - Operating Subsidy				
342-020	Deferred revenue - Capital fund				
342-030	Deferred revenue - Other				
342	Deferred revenue				
343-010	CFPP				
343-020	Capital Projects/Mortgage Revenue				
343	Current portion of long-term debt - capital projects/mortgage revenue bonds				
344	Current portion of long-term debt - operating borrowing				
345	Other current liabilities				
346	Accrued liabilities - other				
347	Interposition - due to				
348-010	Long liability - current - Not For Profit				
348-020	Long liability - current - Partnership				
348-030	Long liability - current - Joint Venture				
348-040	Long liability - current - Tax Credit				
348-050	Long liability - current - Other				
348-060	Other - Comment				
348	Long liability - current				
349	Total Current Liabilities				
351-010	Long-term debt - CFPP				
351-020	Long-term debt - Capital Projects/Mortgage Revenue				
351	Capital Projects/Mortgage Revenue Bonds				
352	Long-term debt - net of current - operating borrowing				
353	Non-current liabilities - other				

Line Item	Description	Total Programs	Other Federal Programs	Other Federal Programs	Housing Choice Voucher
334	Accrued compensated advances - Non-current	\$5,380,000			
335-010	Loan liability - Non-current - Net Per Profit	\$5,380,000			
335-030	Loan liability - Non-current - Partnership				
335-040	Loan liability - Non-current - Joint Venture				
335-050	Loan liability - Non-current - Tax Credit				
335-060	Loan liability - Non-current - Other				
335-070	Other - Comment				
335	Loan liability - Non-current	\$5,380,000			
336	FASB 3 Liabilities				
337	Accrued Pension and OPEB Liability				
339	Total Non-current liabilities	\$5,380,000			
300	Total Liabilities	\$5,380,000			
508.1	Invested in capital assets, net of related debt				
511.1	Restricted Net Assets	\$5,380,000			
512.1	Unrestricted Net Assets	\$5,380,000			
513	Total Equity/Net Assets	\$5,380,000			
600	Total Liabilities and Equity/Net assets	\$5,380,000			
70300	Net tenant rental revenue	\$5,380,000			
70400	Net tenant revenue - other	\$5,380,000			
70500	Total Tenant Revenue	\$5,380,000			
70500-010	Housing assistance payments	\$5,380,000			
70500-020	Ongoing administrative fees earned				
70500-030	Hard to house fee revenue				
70500-040	FAS Coordination				
70500-050	Actual independent public accountant audit costs				
70500-060	Total pilot minority fees earned				
70500-070	All other fees				
70500-080	Admin fee calculation description				
70500	HUD PHA operating grants	\$5,380,000			
70610	Capital grants				
70710	Management Fee				
70720	Asset Management Fee				
70730	Book-keeping Fee				
70740	Front Line Service Fee				
70750	Other Fees				
70700	Total Fee Revenue				
70800	Other government grants				
71100-010	Housing Assistance Payment				
71100-020	Administrative Fee				
71100	Investment Income - unrestricted				
71200	Mortgage interest income				
71300	Proceeds from disposition of assets held for sale				
71400-010	Cost of sale of assets				
71400-020	Housing Assistance Payment				
71400-030	Administrative Fee				
71400	Fund recovery				
71500	Other revenue				
71600	Gain or loss on sale of capital assets				
72000-010	Housing Assistance Payment				
72000-020	Administrative Fee				
72000	Investment income - restricted				

Function No.	Description	Other Federal Program	Other Federal Program	Housing Choice Vouchers
70000	Total Revenue	\$1,447,591.01	\$1,447,591.01	\$1,447,591.01
91100	Administrative salaries	\$1,447,591.01		\$1,447,591.01
91300	Auditing fees			\$2,371
91300	Management Fee			
91310	Book-keeping Fee			
91400	Advertising and Marketing			
91500	Employee benefit contributions - administrative			\$7,117
91500	Office Expenses			\$6,641
91700	Legal Expense			
91800	Travel			\$7,378
91810	Allocated Overhead			
91900	Other			\$4,880
91000	Total Operating-Administrative	\$1,447,591.01		\$1,447,591.01
92000	Asset Management Fee			
92100	Tenant services - salaries			
92100	Relocation Costs			
92300	Employee benefit contributions - tenant services			
92400	Tenant services - other			
92500	Total Tenant Services			
93100	Water			
93200	Electricity			
93300	Gas			
93400	Fuel			
93500	Labor			
93600	Sewer			
93700	Employee benefit contributions - utilities			
93800	Other utilities expense			
93000	Total Utilities			
94100	Ordinary maintenance and operations - labor			
94200	Ordinary maintenance and operations - materials and other			
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts			
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts			
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts			
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts			
94300-050	Ordinary Maintenance and Operations Contracts - Linoleum & Grout Contracts			
94300-060	Ordinary Maintenance and Operations Contracts - Unlabeled Contracts			
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts			
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts			
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts			
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts			
94300-110	Ordinary Maintenance and Operations Contracts - Router Maintenance Contracts			
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts			
94300	Ordinary Maintenance and Operations Contracts			
94400	Employee benefit contribution - ordinary maintenance			
94000	Total Maintenance			
95100	Protective services - labor			
95200	Protective services - other contracts			
95300	Protective services - other			
95400	Employee benefit contributions - protective services			
95000	Total Protective Services			

Line Item No.	Description	Other Federal Programs	Other Federal Programs	Housing Choice Vouchers
9510	Property Insurance			
95120	Liability Insurance			
95130	Workmen's Compensation			
96140	All Other Insurance			
96190	Total Insurance Premiums	\$1,100,000	\$1,100,000	\$1,100,000
96220	Other general expenses			
96210	Compensated absences			
96300	Payments in lieu of taxes			
96420	Bad debt - tenant rents			
96520	Bad debt - mortgages			
96620	Bad debt - other			
96820	Severance expense			
96900	Total Other General Expenses	\$1,100,000	\$1,100,000	\$1,100,000
96710	Interest of Mortgage (or Bonds) Payable			
96720	Interest on Notes Payable (Short and Long Term)			
96730	Amortization of Bond Issue Costs			
96760	Total Interest Expense and Amortization Cost	\$1,100,000	\$1,100,000	\$1,100,000
96900	Total Operating Expenses	\$1,100,000	\$1,100,000	\$1,100,000
97020	Utilities Revenue Over Operating Expenses			
97100	Extraordinary maintenance			
97200	Casualty losses - Non-repudiated			
97300-010	Non-repudiated 1 & 5 year			
97300-020	Home-Ownership			
97300-025	Litigation			
97300-030	Hedge IV			
97300-035	Moving to Work			
97300-040	Tenant Protection			
97300-050	All Other			
97300	Housing assistance payments			
97350	HAP Portability to			
97400	Depreciation expense			
97500	Fraud losses			
97600	Dwelling unit rent expense			
98000	Total Expenses	\$1,100,000	\$1,100,000	\$1,100,000
10010	Operating transfer in			
10020	Operating transfer out			
10030-010	Net For Profit			
10030-020	Partnership			
10030-030	Joint Venture			
10030-040	Tax Credit			
10030-050	Other			
10030-060	Other Contract			
10030	Operating transfers from/to previous government			
10040	Operating transfers from/to component unit			
10070	Expendable items not paid for			
10080	Special needs not paid for			
10090	Inter Project Excess Cash Transfer in			
10091	Inter Project Excess Cash Transfer out			
10092	Transfers between Programs and Projects in			
10093	Transfers between Programs and Projects out			
10100	Total other financing sources (taxes)			
10030	Excess (Deficiency) of Revenue Over (Under) Expenses			
11020	Required Annual Debt Principal Payments			

Line Item	Description	Total Program	Other Federal Program	Other Federal Program 2	Remaining Charge Vouchers
11030	Beginning equity	\$171,000,000	\$3,181	\$2,261	\$70,519
11030-010	Pre period adjustments and correction of errors - Edible				
11030-020	Pre period adjustments and correction of errors - Edible				
11030-030	Pre period adjustments and correction of errors - Edible				
11030-040	Pre period adjustments and correction of errors - Edible				
11030-050	Pre period adjustments and correction of errors - Edible				
11030-060	Pre period adjustments and correction of errors - Edible				
11030-070	Equity Transfers				
11030-080	Equity Transfers				
11030-090	Equity Transfers				
11030-100	Equity Transfers				
11030-110	Equity Transfers				
11030-120	Pre period adjustments, equity transfers, and correction of errors				
11170-001	Administrative Fee Equity - Beginning Balance	\$171,000,000	\$3,181	\$2,261	\$70,519
11170-010	Administrative Fee Revenue				
11170-020	Net to House Fee Revenue				
11170-030	FSS Coordinator Grant				
11170-040	Audit Costs				
11170-050	Investment Income				
11170-060	Equity Recovery Revenue				
11170-070	Other Revenue				
11170-080	Comment for Other Revenue				
11170-090	Total Admin Fee Revenues				
11170-100	Total Operating Expenses				
11170-110	Depreciation				
11170-120	Housing Assistance Portability In				
11170-130	Other Expenses				
11170-140	Comment for Other Expense				
11170-150	Total Expenses				
11170-160	Net Administrative Fee				
11170-170	Administrative Fee Equity - Ending Balance				
11170-180	Administrative Fee Equity				
11180-001	Housing Assistance Payments Equity - Beginning Balance				
11180-010	Housing Assistance Payment Revenues				
11180-020	Fraud Recovery Revenues				
11180-030	Other Revenue				
11180-040	Comment for Other Revenue				
11180-050	Investment Income				
11180-060	Total HAP Revenues				
11180-070	Housing Assistance Payments				
11180-080	Comment for Other Expenses				
11180-090	Total Housing Assistance Payments Expenses				
11180-100	Net Housing Assistance Payments				
11180-110	Housing Assistance Payments Equity - Ending Balance				
11180-120	Housing Assistance Payments Equity				